

## IMPLEMENTATION

This section identifies all known implementation actions to this plan and categorizes them into four phases, as follows:

- PHASE I: **Administrative/Programming.** Takes place **immediately** upon adoption of the plan by the City Council. All administrative type of actions should be **accomplished within** a year of plan adoption.
- PHASE II: **Short Range.** Takes place within five years. Includes **implementation** of improvements already on line, or minor improvements which can reasonably be accomplished within this timeframe.
- PHASE III: **Mid Range.** Takes place **within** 12 years. Includes **implementation** of few selective major critical improvements.
- PHASE IV: **Long Range.** Takes place within 17 years. Includes implementation of major outstanding programs.

# IMPLEMENTATION PROGRAM

## Implementation Method

Task Force recommendations achieved

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### Adoption of a revised Planned District Ordinance

- o Limit height, size, and bulk of new **structures**.
- o Require **archaeological** study.
- o Require maximum size of buildings to be no greater than historic precedent.
- o Impose Historic overlay which **will** require partial or complete reconstruction.
- o Preserve **hillsides**.
- o Encourage open **walks** and courtyards.
- o Use height definition which creates building **envelope** to follow the **land** form.
- o Improve project review process.
- o Sunset old permit **approvals**.
- o Expand residential areas and encourage residential construction.
- o Protect the **single-family** area.
- o Enhance goals of mixed-use residential.
- o Increase the Core area.
- o Encourage a Parking District and **in-lieu** fees.
- o Create a Parking Zone.
- o Encourage transit center, discourage park and ride.

### Adoption of a Business Improvement District

- o Provide a **central** advertising and marketing medium for **Old Town San Diego**.
- o Develop **promotional** techniques for Old Town San Diego.

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- o Provide a central community force to speak for the community with the various governmental agencies.
- o Provide assistance in **fundraising** for **implementation** of streetscape program.
- o Provide improved direction and promotion of existing parking **areas**.
- o Encourage and instigate purchase of a south end parking **area**.
- o Devise funding mechanisms for parking facilities.
- o Restrict employees to parking in less popular public parking areas and use transit, or in some cases park on premise.
- o Encourage relocation of buses to **less visible areas**.
- o Initiate shuttle system.
- o Improve visitor awareness of Old Town San Diego's various **facilities**, services and events.

#### Adoption of Streetscape Program

- o Beautify **all** of Old Town San Diego to provide a cohesive environment.
- o Create enhanced designs for community entrances and gateways.
- o Provide directional communication so that visitors will be able to traverse **Old Town San Diego**.
- o Improve visitor awareness of where "Old Town San Diego State Park" is, perhaps with better **signage**.
- o Improve landscaping treatment within the public right-of-way.
- o Underground public utilities.

#### Council Policy

- o Open negotiations with the San Diego Historical Society for development of interpretive research, development and management of Historic Sites in Old Town San Diego.
- o Improve intergovernmental relations within Old Town San Diego, by exhibiting a strong commitment by the City to encourage better **utilization** of publicly owned land and removal of inappropriate and incompatible uses.

### Council Policy - Funding

- o Relocate and improve active, **athletic uses** in **Balboa** and Mission Bay parks to **replace** those facilities in Presidio Park.
- o Award consultant contract to prepare updated specific, **detailed** architectural guidelines (to **replace existing** "Standards and Criteria").
- o Award **consultant** contract for working drawings of streetscape improvements.
- o Underground utilities throughout the Planned District Area.

### Council Policy - Intergovernmental

#### State of **California** - Department of Parks and Recreation

- o Expand Historic Park to encompass historic building sites on Juan from Taylor to Mason and **along** San Diego Avenue, Taylor and Smith Streets.
- o Maintain permanently **all** State parking lots.

#### State of **California** - Department of Transportation

- o Encourage relocation of storage **facilities** and **all** other **incompatible** uses.

#### San Diego City Schools:

- o Enter into agreement for the **eventual** permanent use of the Fremont **School** site for parking.

### Council Direction to Departments/Agencies

#### Park and Recreation:

- o Master plan for Presidio Park to include interpretive park area and linkages for State Historic Park and Presidio Park.

#### Interim measures to include:

- o Pedestrian access through or around the golf course area, as **feasible**.
- o Thinning shrubbery above the **golf** course to create a visual **link**.
- o **Install** path and overlook areas above the **golf** course.

## Engineering and Development

- o **Install** one way couplet on Twiggs and Harney, between Juan and Congress.
- o Install a four-way stop at Harney and San Diego Avenue.
- o Post two-hour parking limits along **Wallace**, Juan and **Calhoun** Streets.
- o Investigate permit **parking** for residents.
- o Remove the green line and all associated signs.
- o Widen Presidio Drive to **allow** for a right-turn on Taylor.
- o Convert option left-turn lane on east bound Taylor at **Morena** to a mandatory left.

## MTDB

- o Encourage trolley station and transit center along the current **railroad** right-of-way between Wallace and Taylor.
- o Discourage Park-and-Ride at this **facility**.



## IMPLEMENTATION PHASING

The recommendations identified in the Implementation Program are organized in a phasing program, as follows:

**Phase I: Administrative Programming, to be accomplished within a year (by July 1988) of this plan's approval or earlier, include the following actions:**

1. Adoption of a revised Old Town San Diego Planned District Ordinance. This action is projected to be accomplished concurrently with the adoption of this plan.
2. Allocation of funding by the City Council for Planning Department staff **implementation** and follow up of the Community Plan progress, as well as administration and enforcement of the new Planned District Ordinance. The funding allocation should to be accomplished in conjunction with the adoption of this plan. The much of this cost **should** be refundable through permit fees.
3. Adoption of the Old Town San Diego Streetscape Plan program, and incorporation of said program into the Old Town San Diego "Standards and Criteria" Report, **originally** adopted by the City Council on February 22, 1973. This action is projected to be **accomplished** by December 1987.
4. **Establishment** of a Business Improvement District. This program is underway at this time, and is expected to be brought before the City Council within the next eight months by January 1988.
5. Fund a consultant contract to prepare specific and **detailed architectural guidelines**, designed to update the existing Old Town San Diego, "Standards and Criteria" Report **originally** adopted by the City Council on February 22, 1973. The contract is projected to be completed by **July** 1988.
6. Initiate discussions at the state level to expand the State Historic Park across Juan Street.
7. Post two-hour parking **limits** along **Wallace**, Juan and Calhoun Streets.
8. Remove the green line and all associated signs.
9. Establish parking and Streetscape improvement **"in-lieu fee" programs**.
10. Expand **Cable** T.V. to all of Old Town San Diego.

Phase **II**: Short **Range**, to be accomplished within a five year period (by July 1992) of this **plan's** approval, or earlier, include the following action:

1. Prepare a master plan for Presidio Park, to include interpretive areas, a passive park, and **linkages** from the State Historic Park to Presidio Park. Open negotiations with the **Historical** Society for an interpretive research program in Old Town San Diego.
2. Construct a pedestrian access from the State Historic Park to Presidio Park. Shrubbery thinning should also be accomplished.
3. Award a **consultant** contract for working drawings for streetscape development.
4. Initiate discussions with CALTRANS towards the relocation of storage **facilities** from Old Town San Diego.
5. Initiate **undergrounding** of public facilities.
6. Establish permit parking for residents.
7. Convert the option **left-turn lane** on east bound Taylor at **Morena** to a mandatory **left**.
8. Identify and initiate the use of some parking lots for employee and bus parking.
9. Improve signing and promotion of existing parking areas.
10. Initiate work for the **establishment** of a Parking District Program.
11. Initiate a Streetscape District Program.
12. Initiate **implementation** of Transit Center.

Phase **III**: Mid Range takes **place** within 12 years of this plan approval (by July 1999), or **earlier**, include the following actions:

1. Completion of streetscape improvements.

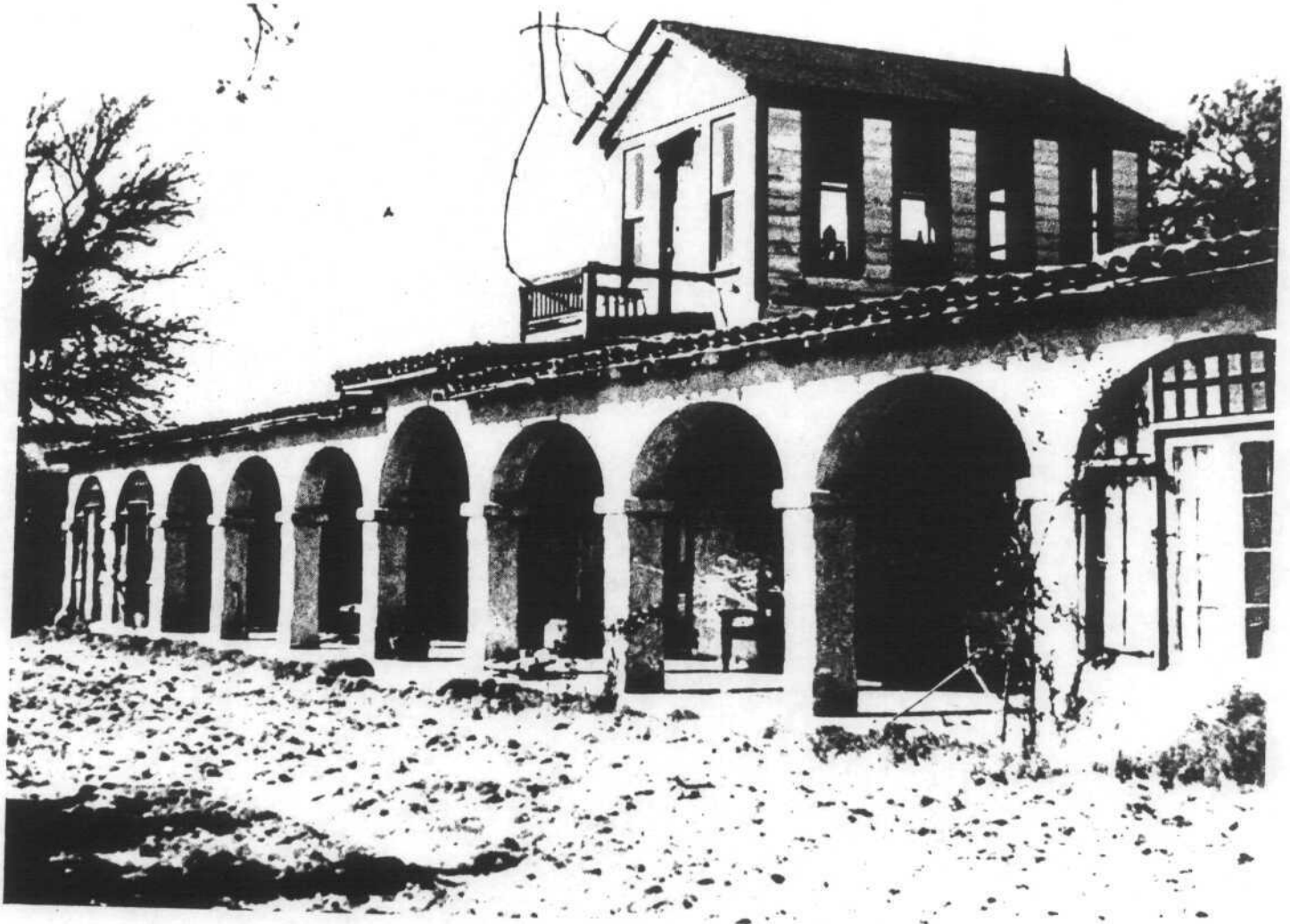
2. Acquisition the CALTRANS properties for parking.
3. Initiate an agreement with the San Diego Unified **School** District for a property lease and a joint/use project for the Fremont **School** site.
4. Initiate the operation of a shuttle system.
5. Implement the Transit Center **proposal**.
6. Initiate the **development** of Presidio Park master **plan** and interpretive exhibits.
7. Complete the purchase of State Park expansion area.

**Phase IV: Long Range, takes place within 17 years of this plan's approval (by July 2004), or earlier, include the following actions:**

1. Build parking structure on CALTRANS property.
2. Relocate active sports facilities from Presidio Park.
3. Implement the new Presidio Park Master Plan.
4. **Implement** south end parking structure and the Fremont School site and **playground** reconstruction program.







THIS PLAN HAS BEEN PREPARED BY  
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